

AGENDA
EAGLE MOUNTAIN CITY COUNCIL MEETING

September 17, 2013

Work Session 4:00 p.m. Policy Session 7:00 p.m.

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mountain, Utah 84005

*** This meeting may be held telephonically to allow a member of the City Council to participate ***

4:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS

1. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
2. PRESENTATION – Recommendation from the Economic Development Board regarding the Pony Express Days Concert.
3. CITY ADMINISTRATOR INFORMATION ITEMS – This is an opportunity for the City Administrator to provide information to the City Council. These items are for information and do not require action by the City Council.
4. ADJOURN TO A CLOSED EXECUTIVE SESSION – The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation and the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

POLICY SESSION – CITY COUNCIL CHAMBERS

5. CALL TO ORDER
6. PLEDGE OF ALLEGIANCE
7. INFORMATION ITEMS/UPCOMING EVENTS
8. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments. *(Please limit your comments to three minutes each.)*
9. CITY COUNCIL/MAYOR’S ITEMS – Time has been set aside for the City Council and Mayor to make comments. *(Comments are limited to three minutes each.)*
10. APPOINTMENT
 - A. Matthew Everett – Planning Commission – term ending December 2014

CONSENT AGENDA

11. MINUTES
 - A. August 27, 2013 – Special City Council Meeting

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.
If you need a special accommodation to participate in the City Council Meetings and Work Sessions,
please call the City Recorder’s Office at least 3 working days prior to the meeting at 801-789-6610.

B. September 3, 2013 – Regular City Council Meeting

12. FINAL PLATS

- A. Arrival, Phase A, Plat 1
- B. SilverLake, Plat 10

13. DEVELOPMENT AGREEMENT

- A. Sunset Ridge (aka Lone Tree West), Phase 1, Plat 1

SCHEDULED ITEMS

PUBLIC HEARING

14. ORDINANCE – Consideration and Adoption of an Ordinance of Eagle Mountain City, Utah, Approving the Evans Ranch Master Development Plan and Rezoning the Master Development Plan Area.

BACKGROUND: *(Presented by Steve Mumford)* The proposed ordinance approves the Master Development Plan for the Evans Ranch development, located at the intersection of Porter's Crossing and Clark Street and consisting of 298 single-family lots and 163 townhouse units on 120.45 acres.

PUBLIC HEARING

15. ORDINANCE – Consideration and Adoption of an Ordinance of Eagle Mountain City, Utah, Amending the Porter's Crossing Town Center Master Development Plan and Rezoning Certain Areas within the Master Development Plan Area.

BACKGROUND: *(Presented by Steve Mumford)* The proposed Ordinance amends the Porter's Crossing Town Center Master Development Plan, decreasing the amount of office space, and replaces it with a church site and single-family residential zoning, along with some other minor changes. This development is located north of the Pony Express Parkway and Porter's Crossing intersection, and consists of 144.83 acres.

16. ORDINANCE – Consideration and Adoption of an Ordinance of Eagle Mountain City, Utah, Confirming the Assessment List and Levying an Assessment Against Certain Properties in the Assessment Area 2013-1 (the "Assessment Area") to Finance the Cost of Constructing and Installing Road, Sewer, Storm Water, Culinary Water and Related Improvements, to Complete Said Improvements in a Proper and Workmanlike Manner (Collectively, the "Improvements"); Establishing a Reserve Fund; Providing for Certain Remedies Upon Default in the Payment of Assessments; Establishing the Effective Date of this Ordinance; and Related Matters.

BACKGROUND: *(Presented by Cody Deeter)* The assessment ordinance formally levies an assessment onto each parcel in the assessment area. This ordinance also establishes the payment terms, timing, and use of funds related to the assessments. Additionally, this ordinance outlines the procedures to follow should assessment payments become delinquent including forecloser requirements as well as uses and replenishment of the reserve fund. By statute, a 30 day contestability period follows the effective date of the ordinance. The special assessment bonds will close after this 30 day period runs.

17. RESOLUTION – Consideration and Adoption of a Resolution of Eagle Mountain City, Utah (the “Issuer”), Establishing the Terms and Conditions of the Issuance of the Issuer’s Special Assessment Bonds (Assessment Area 2013-1), Series 2013 in the Total Principal Amount of Not to Exceed \$2,700,000 (the “Series 2013 Bonds”) and Related Matters.

BACKGROUND: *(Presented by Cody Deeter)* The purpose of this resolution is to define the boundaries or parameters under which the special assessment bonds will be issued and to establish a pricing committee to make the final determination on the pricing of the bonds. This resolution goes hand-in-hand with the provisions of the assessment ordinance.

18. CITY COUNCIL/MAYOR’S BUSINESS – This time is set aside for the City Council’s and Mayor’s comments on City business.
19. CITY COUNCIL BOARD LIAISON REPORTS – This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.
20. COMMUNICATION ITEMS
- a. Upcoming Agenda Items
21. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned duly appointed recorder or deputy recorder does hereby certify that the above agenda notice was posted in four public places within Eagle Mountain City limits on this **12th day of September, 2013**. These public places being bulletin boards located inside the City offices and located in the Eagle Mountain City Library, 1650 E. Stagecoach Run, Eagle Mtn., UT; and the bulletin board located inside the Prairie Gate professional office building, 3688 E. Campus Dr., Eagle Mountain, Utah. On this **12th day of September, 2013**, the above agenda notice was posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>.

Fionnuala B. Kofoed, City Recorder